



LEGEND	
●	FND. 1/2" IRON ROD
○	SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
⌵	FND. PK-NAIL
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	RIGHT OF WAY
FND.	FOUND

GENERAL NOTES:
 ADDRESS: 1702 SOUTH INTERNATIONAL BOULEVARD, WESLACO, TX, 78596
 SURVEYED: JANUARY 11, 2019
 REQUESTED BY: SERGIO ADAME - API REAL ESTATE

FLOOD ZONE DESIGNATION: "ZONE B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0525 B
 MAP REVISED: JANUARY 2, 1981

SURVEY NOTES:

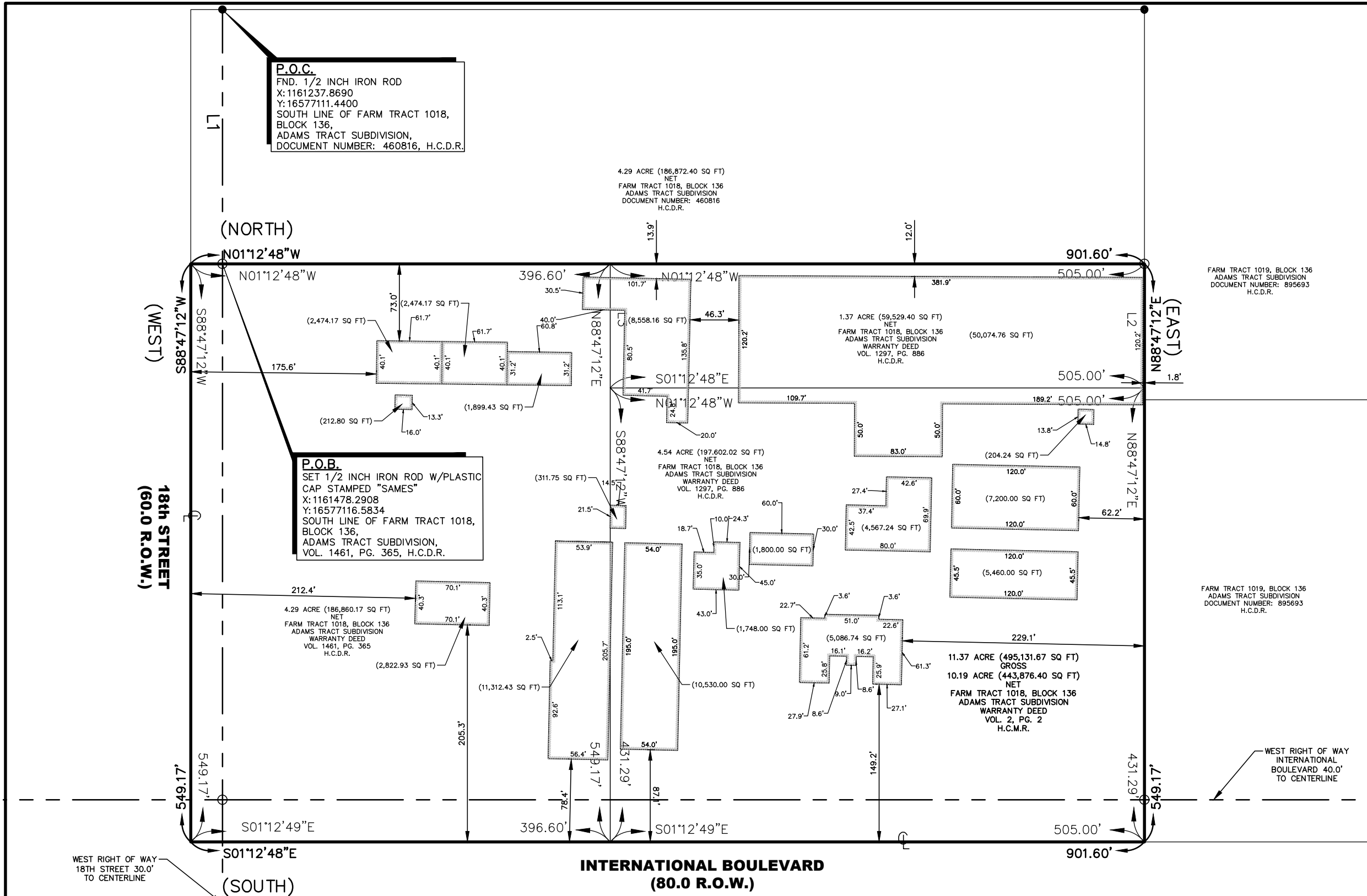
- BASIS OF BEARING THE SOUTH LINE OF FARM TRACT 1018, ADAMS TRACT SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER: 460816, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- BEARINGS SHOWN ARE BASED ON ADAMS TRACT SUBDIVISION, AS PER THE DEED THEREOF RECORDED IN DOCUMENT NUMBER: 460816, DEED RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

- SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

P.O.C.
 FND. 1/2 INCH IRON ROD
 X: 1161237.8690
 Y: 16577111.4400
 SOUTH LINE OF FARM TRACT 1018,
 BLOCK 136,
 ADAMS TRACT SUBDIVISION,
 DOCUMENT NUMBER: 460816, H.C.D.R.

P.O.B.
 SET 1/2 INCH IRON ROD W/PLASTIC CAP STAMPED "SAMES"
 X: 1161478.2908
 Y: 16577116.5834
 SOUTH LINE OF FARM TRACT 1018,
 BLOCK 136,
 ADAMS TRACT SUBDIVISION,
 VOL. 1461, PG. 365, H.C.D.R.



I, SAMUEL D. MALDONADO, CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

SAMUEL DAVID MALDONADO DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

JOB NUMBER	DRAWN BY	RVWD. BY
SUR 19.011	A.I.A.	S.D.M.

SHEET 1 OF 2: SURVEY PLAT

Parcel Line Table		
Line #	Length	Direction
L1	241.57'	S88°47'12" W
L2	117.88'	N88°47'12" E
L3	117.88'	S88°47'12" W

PLAT SHOWING
 11.37 ACRE (495,131.67 SQ FT) GROSS, 10.19 ACRE (443,876.40 SQ FT) NET, FARM TRACT 1018, BLOCK 136, ADAMS TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SAMES SAM Engineering & Surveying
 200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
 MCALLEN, TEXAS 78501 FAX: (956) 702-8883
 SURVEY FIRM REG. No. 101416-00